

# TOWN OF NORTH HEMPSTEAD

## BOARD OF ZONING APPEALS

### CONTINUED CASE: MARCH 5, 2008

APPEAL #18354 - Angelo Abballe, variance 70-39.C to permit the maintenance of a single family dwelling exceeding 3,400 square feet on a lot exceeding 8,500 square feet where the development exceeding 3,400 square feet of gross floor area does not comply with the regulations of Article IV, R-A, specifically, the additional development exceeding 8,500 square feet exceeds the maximum height of 30 feet permitted in 70-26.A; exceeds the maximum eave height permitted in 70-32.7; with an insufficient aggregate side yard setback as required by 70-31.A; exceeding the maximum gross floor area in R-A set forth in 70-29.C; with an insufficient front yard setback where 35 is required in an R-A zone by 70-30.A; and invading the required sky exposure plane in an R-A zone required by 70-32.3A&B; S/side #240 Old Power House Rd., 89.04' w/of Oakdale Rd., Roslyn Heights; Sec. 7, Blk. 247, Lot 1, R-B (R-A)

### NEW CASES

APPEAL #18369 - Stephen Klyce & Marguerite McDonald/Marvin Clawson, R.A., A request for a determination under 267.B of Town Law and under section 70-225.A to review the Notice of Disapproval issued by the Building Official and, variances 70-19.C, 70-29.C, 70-14, 70-100.1.A & B & 70-100.2.A to permit the maintenance & renovation of a non-conforming carriage house on the same lot as a single family dwelling, exceeding gross floor area & permitted height, insufficient setbacks and fencing beyond the front building line; N/side #5 North Court, 800' N/W of Pine Dr., Port Washington, Sec. 5, Blk. C, Lot 60, R-A District.

APPEAL #18370 - Laura Casale/MaryAnn Rufrano, variances 70-49.C, 70-50.B & 70-100.1.B to permit construction of a two story rear addition exceeding gross floor area insufficient front yard setback & the erection of a detached garage with insufficient setbacks; N/E/cor. #79 Beechwood Ave. & Mackey Ave., Port Washington, Sec. 5, Blk. 92, Lot 112, R-C District.

APPEAL #18371 - Roslyn Heights Enterprises, Inc., conditional use 70-139.A to permit alterations to a commercial space to a convenience store, a conditional use; S/E/cor. #100 Mineola Ave. & Elm St., Roslyn Heights, Sec. 7, Blk. 30, Lot 14, B-B District

APPEAL #18372 - Chabad of Roslyn/Edna Guilor, R.A., variances 70-103.A & 70-203.G & conditional use 70-126.H to permit the construction of a new religious facility with insufficient off-street parking, required landscape buffer & parking within a greater restricted district; N/side #75 Powerhouse Rd., 60.22' W/of Coolidge Ave., Roslyn Heights, Sec. 7, Blk. 47, Lots 30 & 851, B-A/R-C Districts.

APPEAL #18373 - Michael Berg, variance 70-100.2.A(4) to permit erection of fence exceeding height; S/side #97 Nassau Dr., 575.7' W/of Deepdale Pkwy, Albertson, Sec. 7, Blk. 93, Lot 93, R-B District.

APPEAL #18374.A - Fleet Holdings, LLC/Stanley Brzezinski, Sr., variance 70-47.1.D to permit erection of a single family dwelling on a lot with insufficient width; S/side #300 Mallard Rd., 446.21' W/of Cherry La., Carle Place, Sec. 10, Blk. 35, Lot 22, R-C District.

## APPEAL

APPEAL #18374.B - Fleet Holdings, LLC/Stanley Brzezinski, Sr., variance 70-47.1.D to permit erection of a single family dwelling on a lot with insufficient width; S/side #300 Mallard Rd., 496.21' W/of Cherry La., Carle Place, Sec. 10, Blk 35, Lots 24 & 25, R-C District. APPEAL #18375 - F.B of Long Island, Carle Place, Inc./Voice Road Investors, LLC, conditional use 70-187.Q & variance 70-103.A to permit the alterations to a retail store for use as a restaurant with insufficient off-street parking, a request for a determination under 70-225 to review the Notice of Disapproval issued by the building official & a request to amend the Board's prior decision under Appeal #15140 which prohibits a food related occupancy within this accessory retail building; S/W/cor #198 Glen Cove Rd. & Voice Rd. Carle Place, Sec. 9 Blk. 663 Lot 37, I-B District.

CONTINUED CASE: @ 1 P.M.

Appeal #18237 - Glen Harbor Partners, LLC/Town of North Hempstead, variance 70-68.A, to permit the construction of a 60 residential condominium units, exceeding the permitted number of stories and height; W/side of Shore Road & Intervale Rd., Glenwood Landing, Sec. 20, Blk. K, Lot 9, & Sec. 20 Bk. Q, Lots 45, 46, 47, R-M District. (5-16-07)